



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
April 5, 2016 1:30pm

**6. APPLICATION: Claybrooke Crossing Section 6 Part 2 - Plat Approval**

Project Number: 201603100016

Location: South of Demorest Drive and Bradstone Loop (040-010453)

Proposal: A plat to create 19 residential lots and to extend the right-of-way of Bradstone Loop

Applicant: Steve Schehl, EMH&T, 5500 New Albany Road, Columbus, OH 43054

**Relevant Code Section(s):**

- 1101.07, Development Standards – Submission Procedures
- 1101.08, Development Standards – Plan Content

**Project Summary**

The applicant is requesting approval of a plat for Claybrooke Crossing Section 6 Part 2. The proposed plat contains 19 new residential lots on 12.5 acres of land south of Demorest Drive and Bradwell Crossing. The plat includes the extension of Bradstone Loop to connect the two existing portions of the roadway. A new 5.68 acre reserve is proposed south of the proposed lots, to be dedicated to the city but maintained by the Claybrooke Crossing Homeowners' Association. The proposed reserve will provide passive open space as well as stormwater detention.

The proposed lots and road configuration are consistent with the approved Development Plan for Claybrooke Crossing approved by City Council in 2002 with CR-78-02.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.